

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0310913**  
**Insp Area: 4**  
Thos Bros:  
**Sub-Type: NSFR**  
**Housing (Y/N): N**

**Site Address: 4852 WINAMAC DR SAC**  
Parcel No: 225-1790-053 CREEKSIDE 4 LOT 53

CONTRACTOR  
KB HOME NORTH BAY INC.  
611 ORANGE DR  
VACAVILLE CA. 95687

OWNER  
KB HOME

ARCHITECT

**Nature of Work: MP2036 2 STORY 8 ROOM SFR**

**CONSTRUCTION LENDING AGENCY :** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 761970 Date Aug 5-03 Contractor Signature [Signature]

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

\_\_\_\_ I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

\_\_\_\_ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

\_\_\_\_ I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date Aug 5-03 Applicant/Agent Signature [Signature]

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury one of the following declarations:

\_\_\_\_ I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier A. I. G. Policy Number WC 7085103 Exp Date 05/01/2003

\_\_\_\_ (This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date Aug 5-03 Applicant Signature [Signature]

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.**

**THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.**

RESIDENTIAL SUBDIVISION BUILDING PERMIT APPLICATION

K00026V

Project Address: 4852 Winamac Dr.  
 Lot Number: 53

Assessor Parcel # 225-1790-053  
 Subdivision Creekside Village #4

OWNER INFORMATION:

Legal Property Owner: KB Home Phone# 707-469-2464  
 Owner Address: 611 Orange Dr City Vallejo State CA Zip 95687

CONTRACTOR INFORMATION:

Contractor: KB Home Lic. # 255425 Phone # 707-469-2464 Fax 723-1082

PROJECT INFORMATION:

Land Use Zone R1A Occupancy Group R3 Construction Type VN Fed Code 1A  
 No. of Stories: 2 No. of Rooms: \_\_\_\_\_ Street Width: \_\_\_\_\_  
 1<sup>st</sup> Floor Area 757 2<sup>nd</sup> Floor Area 1279 Basement \_\_\_\_\_ Roof Material \_\_\_\_\_

AREA IN SQUARE FOOT OF:

Dwelling/Living 2036  
 Garage/Storage 633  
 Decks/Balconies 88  
 Carports \_\_\_\_\_

SCOPE OF WORK: SFD

FOR OFFICE USE ONLY

- Information Above Complete
- Violation Files Checked
- Standard Setbacks
- County Sewer
- AR Flood Waiver Required
- Flood Elevation Certificate Required
- Water Development Infill Area
- Planning Approval
- Design Review Approval
- Special Fee Districts Apply:

THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PERMIT

- 2 COMPLETE PLOT PLANS, LEGIBLE & DRAWN TO SCALE
- 11 X 17 COPY OF FLOOR PLAN WITH FOLLOWING INFORMATION
  - a) Assessor's Parcel Number
  - b) New Floor Area
  - c) Owners Name
  - d) Project Address

0310913

5295009  
 COUNTY SANITATION DISTRICT 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE <sup>406</sup> 4406.03  
 PERMIT AND CALCULATION City SAC

APPLICATION NO. \_\_\_\_\_ BLDG PERMIT NO. \_\_\_\_\_

GENERAL INFORMATION  
 5202003-00669  
 THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER  
 PAID 440603

THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION BUILDING USE

INSPECTION	RESIDENTIAL	SF	MF
CSD-1	<input checked="" type="checkbox"/>	1853	
SRCSD		525	
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>		<b>2108</b>	

APN: 225-1790-053

DESCRIPTION/ SUBDIVISION: Creekside <sup>W6th</sup> LOT: 53

PROPERTY ADDRESS: 9852 Winamke Dr

OWNER: KB Home

MAILING ADDRESS: 611 George Dr

CITY-STATE-ZIP: Yuba City TX 79807 PHONE: 202-965-2400

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE: 

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT \_\_\_\_\_ INPUT \_\_\_\_\_ START \_\_\_\_\_

**INSULATION CERTIFICATE**

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATION CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

*4852 W WAMAT*

SITE ADDRESS LOT 53 CREEKSIDE NATOMAS SACRAMENTO CA  
NUMBER CITY STATE

**CEILINGS:**

BLOW: MANUFACTURER GREENSTONE THICKNESS 10.3" R/VALUE 38  
SQUARE FEET 907 #BAGS/LBS PER BAGS 38

BATTS: MANUFACTURER JOHNS MANVILLE THICKNESS 13" R/VALUE 38  
JOHNS MANVILLE

**EXTERIOR WALLS:**

MANUFACTURER JOHNS MANVILLE THICKNESS 3.5" R/VALUE 13  
JOHNS MANVILLE

**FLOOR INSULATION:**

MANUFACTURER JOHNS MANVILLE THICKNESS 3.5" R/VALUE 13

**AIR INFILTRATION:** (TITLE 24)  
YES XXX NO       

OTHER: \_\_\_\_\_

GENERAL CONTRACTOR: KB HOMES LICENSE # \_\_\_\_\_

BY: \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

INSULATION CONTRACTOR: WESTERN INSULATION LP LICENSE # 794484

BY: *Becky Gutierrez* TITLE AUTH. AGENT DATE 4/26/03  
BECKY GUTHERZ

**Natomas Unified School District**  
 1515 Sports Drive, #1 • Sacramento, CA 95834-1905  
 Phone 916/641-3300 • Fax 916/928-1629

**CERTIFICATION OF COMPLIANCE**

**SCHOOL DISTRICT DEVELOPMENT FEES**

<b>PART I: TO BE COMPLETED BY APPLICANT</b>			
Property Owner's Name	RB Hemle		
Owner's Address	611 ORANGE DRIVE VANDUITE		
Project Address	4852 Winamac Drive Lot 53		
Parcel Number	225-1740-053		
Subdivision Name	Creekside Village 4		
Number of Units	1		
Print Applicant's Name	DR. PERMIT expediting	Applicant's Signature	<i>[Signature]</i>
Title of Applicant	PERMIT TECH		
Date	7-14-03	Telephone Number	723-9948
<b>PART II: TO BE COMPLETED BY BUILDING DEPARTMENT</b>			
Plan Identification Number	2036		
Building Type (Check One)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Apartment/Condominium <input type="checkbox"/> Commercial/Industrial		
Square Feet of Chargeable Building Area	2036		
Signature	<i>[Signature]</i>		
Title	Building Tech	Date	7/24/03
<b>PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT</b>			
District Certification Number	04:99		
Fees Collected:			
Residential:	2036	Sq. Ft. X \$	3.22 = \$ 6555.92
Apartment/Condominium:		Sq. Ft. X \$	= \$
Commercial/Industrial:		Sq. Ft. X \$	= \$
<b>NOTICE TO APPLICANT:</b> Pursuant to government code section 66020 (d), this will serve to notify you that the 90-day approval period in which you may protest the fees, or other payment identified above, will begin to run on the date in which the building or installation permit for this project is issued, or on which they are paid to the District, or to another public entity authorized to collect them on behalf of the District, whichever is earlier.			
Applicant Signature:	<i>[Signature]</i>		Date: 7-14-03

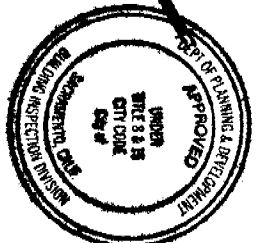
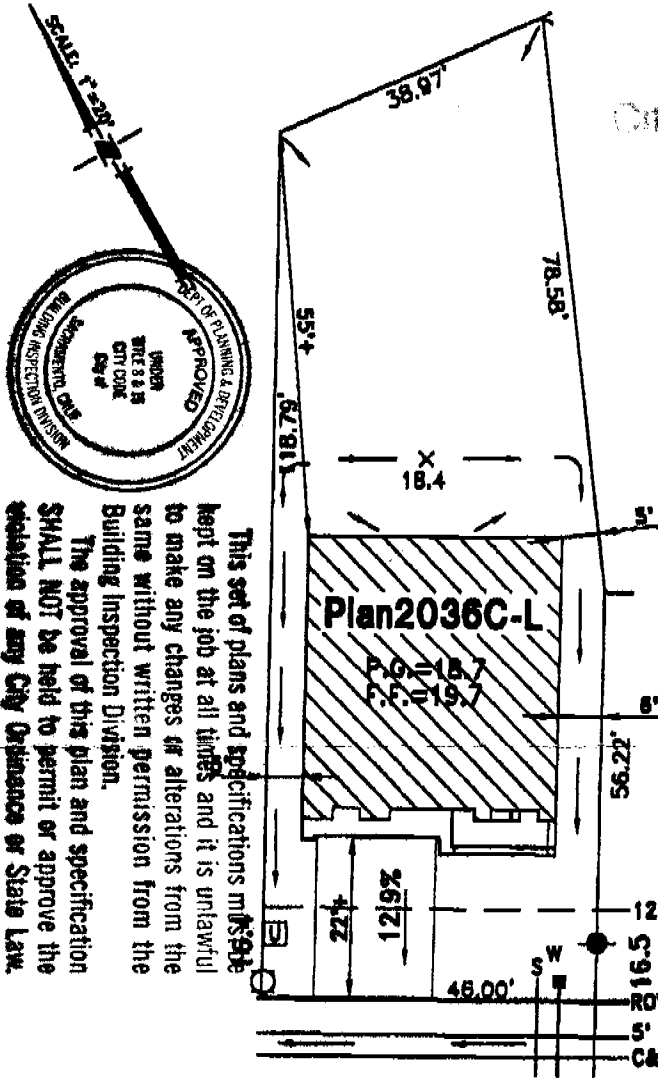
This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorize Natomas Unified School District official, I hereby certify that the requirements of Government Code Section 95995 have been complied with by the above signed applicant.

SIGNATURE: *[Signature]* DATE: 8-5-03  
 TITLE: Michael Morman  
Building Department Director

THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALLS AND WALKWAY STEPS ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED. CHANGES IN THE FIELD WHICH ARE INCONSISTENT WITH THIS PLAN SHALL BE SUBJECT TO VERBAL, FOLLOWED BY WRITTEN APPROVAL BY THE CITY OF SACRAMENTO.

House Moved  
5' Backward.  
Permit # 0310913



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

ISSUED  
City of Sacramento  
AUG 12 2003  
MARKED PERMIT  
CENTER

**WINAMAC DRIVE**  
**REVISED SETBACK**

**NOTES:**

1. LANDSCAPING, SIDEWALK, WATER METER, IF NOT ALREADY INSTALLED, TO BE INSTALLED WITH BUILDING PERMIT.
2. ALL SEWER CLEANOUTS LOCATED IN TRAVELED PATH MUST HAVE A TRAFFIC RATED COVER.
3. IRRIGATION SERVICE FOR THE LANDSCAPE STRIP IN THE RIGHT-OF-WAY SHALL BE CONNECTED TO THE HOMEOWNER'S WATER SERVICE AFTER THE WATER METER.

- UTILITY SERVICE BOX
- STREET LIGHT
- FIRE HYDRANT

A.P.N.: 225-179-053  
LOT FOOTAGE: 5499 SQ. FT.  
ADDRESS: 4852 WINAMAC DRIVE  
CITY OF SACRAMENTO

**CREEKSIDE VILLAGE 4**  
**KB HOME CORPORATION**  
**PLOT PLAN FOR LOT 53**

**WOOD ROGERS**  
ENGINEERING • PLANNING • SURVEYING

8801 O St, Bldg. 100-B Tel 916.941.7780  
Sacramento, CA 95818 Fax 916.941.7787

DATE: JULY 2003	DRAWN: FJ	CHECKED: SJS	JOB #: 1035.012
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J:\Jobs\Creekside Village\PlotPlans\Lot\_053.dwg 8/07/03 4:40pm Macfanterre

4852 WINAMAC DR



**Engineers, Inc.**

871 Coleman Ave., #200  
San Jose, CA 95110-1831  
Tel: (408) 293-0813  
Fax: (408) 293-0890

Page 1 of 1  
Proj No. 2242  
Thursday 10-23-03

Chris Midgley  
KB Home North Bay Inc.  
611 Orange Drive  
Vacaville, CA 95687

Re: Clarification of Detail 9/SD3  
Creekside at Natomas, Sacramento, Calif.

Dear Mr. Midgley,

This letter is written in response to a field question you brought to our attention on October 22, 2003. The question and our response are listed below:

- Q. With regards to detail 9/SD3, if an LVL rim board and a TJI joist are installed side by side between the posts, does a web stiffener still need to be used for the TJI joist, as shown in the detail.
- A. As long as the LVL rim is between the posts being strapped together per detail 9/SD3, then a web stiffener is not required at the TJI joist.

If you have questions on any of the above, please contact our office.

Sincerely,




---

John A. Di Vittorio, P.E.



**Engineers, Inc.**

871 Coleman Ave., #200  
San Jose, CA 95110-1831  
Tel: (408) 293-0813  
Fax: (408) 293-0890

>>>>> OUTGOING 137237 VIA FAX <<<<<<<

Date: 10-23-2003

From: John Di Vittorio  
CLA Engineers, Inc.  
871 Coleman Ave. Ste #200  
San Jose, CA 95110-1831  
Tel: (408) 293-0813 Fax: (408) 293-0890

To: Chris Midgley  
KB Creekside At Natomas JS  
Fax: (916) 419-7291

Proj: KB Creekside At Natomas Proj No: 02242.00

Sets	Shts	Size	Description
1	1	8.5X11	Project textfile #020548 Letter regarding
0	0		9/SD3 strapping detail
1	1	8.5X11	Transmittal

Notes:

Please find attached the above listed items being provided per your request and for your use.

If you have any questions, or require any additional information, please do not hesitate to call.

Sincerely,

John A. Di Vittorio, P.E.  
CLA Engineers, Inc.





**CAPITOL ENGINEERING LABORATORIES, INC.**

631 Commerce Drive, Suite #200 • Roseville, California 95678 • (916) 786-2488

**JOB REPORT**

PAGE: \_\_\_\_\_

PROJECT NAME: KB CRACKS FILE NO. 5222

INSPECTOR: Mason Jahl DATE: 11-5-03

PERSONS CONTACTED: CUC PERMIT #: \_\_\_\_\_

REFERENCE DOCUMENTS: ICBO # 5279 WEATHER: \_\_\_\_\_

SERVICE PROVIDED: CONCRETE (INSP/SAMPLE ONLY/PU)  MASONRY  WELDING (SHOP/FIELD)  SOILS

OTHER  Epoxy Anchors

proof loaded all 7/8" epoxy anchors to 12400 lbs  
and all 5/8" epoxy anchors 6015 lbs without failures  
in lots #50 four 5/8" and two 7/8"

#51 four 7/8"

#52 one 5/8"

#53 four 5/8" + one 7/8"

#54 one 5/8"

#70 four 5/8"

#71 one 5/8" + one 7/8"

COMPLIANCE OF WORK: Acceptable

ATTACHMENTS: \_\_\_\_\_

EQUIPMENT/SUPPLIES USED: Hydraulics

NEXT VISIT: \_\_\_\_\_

REMARKS: KBES 3-23/24/25

REVIEWED BY: Mason Jahl DATE: 11-5-03

To; Sacramento Building official

Feb 2,2004

From: Greg Kohrt General Superintendent KBHome

RE: Sufficient drainage to secure Building Final

4852 W Wainate Dr  
0310913

Building Official,

In addressing your concern regarding suffenant overland release and proper drainage, we at KBHome understand the necessity for atticquite flow. However, due to recent storms and the over saturation of the soils we are having difficulty meeting the required drainage in certain areas of the property. It is our intention and obligation that once we have the ability to complete the drainage system to industry standards, all areas of concern will be addressed. Also, KBHome has a commitment to customer satisfaction and respects the leniency in this manner given by the Building Department. We are asking that the following lot(s) be given this consideration.

Building Address:

Lot # 53

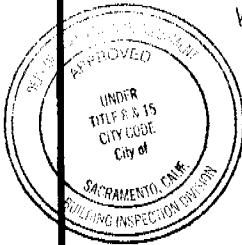
2-17-04

Thank You,

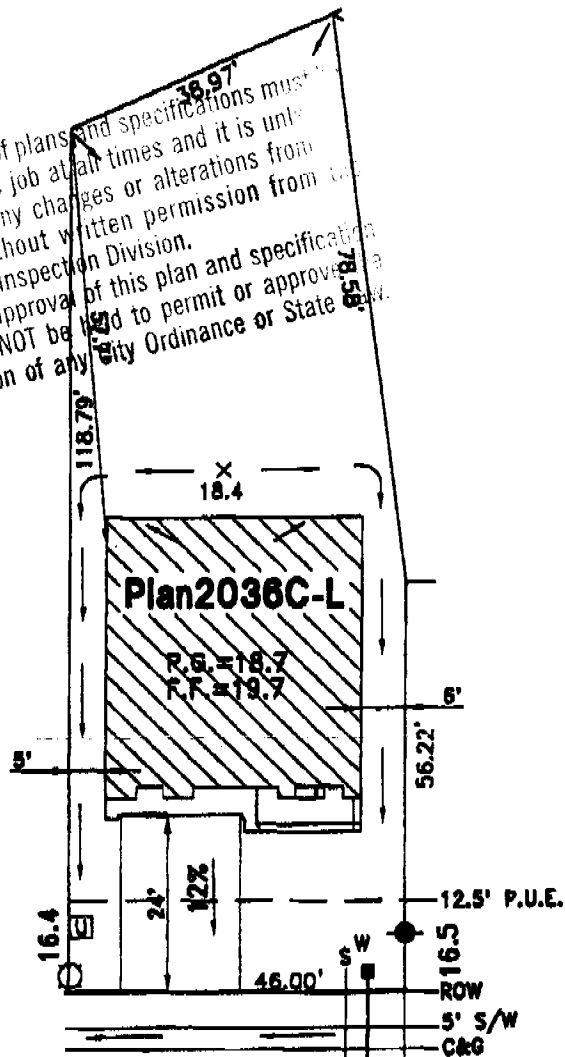


Greg Kohrt  
General Superintendent  
KBHome

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SCALE: 1"=20'  
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**WINAMAC DRIVE**

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-  - UTILITY SERVICE BOX
-  - STREET LIGHT
-  - FIRE HYDRANT

A.P.N.: 225-179-053  
 LOT FOOTAGE: 5499 SQ. FT.  
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 CITY OF SACRAMENTO

**CREEKSIDE VILLAGE 4**  
 KB HOME CORPORATION  
 PLOT PLAN FOR LOT 53

  
**WOOD RODGERS**  
 ENGINEERING - MAPPING - PLANNING - SURVEYING

4301 C St. Bldg. 100-B    Tel 916.841.7780  
 Sacramento, CA 95818    Fax 916.841.7787

DATE: JULY 2003	DRAWN: FJ	CHECKED: FJ	JOB #: 1035.012
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J:\Jobs\Creekside\dwg\Civil\Village4\PlotPlans\Lot\_053.dwg 7/12/03 9:30am astribland